

110.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,179,100 / 1,179,100

1,179,100 / 1,179,100

1,179,100 / 1,179,100

APPRaised:

1,179,100 / 1,179,100

USE VALUE:

1,179,100 / 1,179,100

ASSESSED:

1,179,100 / 1,179,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		MADISON AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: HOGAN KELLY	
Owner 2:	
Owner 3:	

Street 1: 105 MADISON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: HOGAN MICHAEL &amp; KELLY -

Owner 2: -

Street 1: 105 MADISON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 15,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1949, having primarily Clapboard Exterior and 2922 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		15000		Sq. Ft.	Site		0	70.	0.58	6									609,000						609,000	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										70336
										GIS Ref
										GIS Ref
										Insp Date
										08/10/16

## PREVIOUS ASSESSMENT

Parcel ID										Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	570,300	0	15,000.	609,000	1,179,300	1,179,300	Year End Roll	12/18/2019	
2019	101	FV	428,500	0	15,000.	600,300	1,028,800	1,028,800	Year End Roll	1/3/2019	
2018	101	FV	428,500	0	15,000.	461,100	889,600	889,600	Year End Roll	12/20/2017	
2017	101	FV	428,500	0	15,000.	435,000	863,500	863,500	Year End Roll	1/3/2017	
2016	101	FV	410,900	0	15,000.	400,200	811,100	811,100	Year End	1/4/2016	
2015	101	FV	156,400	0	15,000.	374,100	530,500	530,500	Year End Roll	12/11/2014	
2014	101	FV	166,800	0	15,000.	344,500	511,300	511,300	Year End Roll	12/16/2013	
2013	101	FV	166,800	0	15,000.	344,500	511,300	511,300		12/13/2012	

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
HOGAN MICHAEL &	1506-77		4/10/2017	Convenience			1	No	No				
BEHREND JASON/B	1456-22		7/9/2014	Change>Sale		525,000	No	No	No				
PLUMLEY DEBRA L	1327-13		9/26/2006			400,000	No	No	No				
GARSIDE THOMAS	1326-37		9/8/2006	Family			No	No	N				
	477-309		1/1/1901	Family			No	No					

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/4/2016	232	Solar Pa	2,000						8/10/2016	Permit Visit	DGM	D Mann
3/17/2015	709	Manual	2,000						8/10/2016	Meas/Inspect	DGM	D Mann
12/16/2014	1716	Demoliti	5,275						6/11/2015	SQ Returned	EMK	Ellen K
11/24/2014	1571	Addition	275,000						3/24/2009	Measured	197	PATRIOT
8/20/2014	1039	Demoliti	7,000						2/1/2000	Meas/Inspect	264	PATRIOT
3/22/2011	178	Manual	4,500						12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 6	- Colonial			Full Bath: 2	Rating: Very Good												
Sty Ht: 2	- 2 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 2	- Conc. Block			A 3QBth: 1	Rating:												
Frame: 1	- Wood			1/2 Bath: 1	Rating:												
Prime Wall: 2	- Clapboard			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good												
Color: GRAY				A Kits: 1	Rating:												
View / Desir:				Fpl: 1	Rating: Very Good												
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:												
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>													
Year Blt: 1949	Eff Yr Blt:			Location:													
Alt LUC:	Alt %:			Total Units:													
Jurisdct: G17	Fact: .			Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%		No Unit	RMS	BRS	FL						
Prim Int Wall: 1	- Drywall			Functional:		%		1	6	2							
Sec Int Wall: 1	%			Economic:		%											
Partition: T	- Typical			Special:		%											
Prim Floors: 3	- Hardwood			Override:		%											
Sec Floors: 1	%			Total:	4.6	%											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>									
Subfloor:				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price					
Bsmnt Gar: 1				Size Adj: 1.00934291													
Electric: 3	- Typical			Const Adj: 0.98990101													
Insulation: 2	- Typical			Adj \$ / SQ: 124.894													
Int vs Ext:				Other Features: 121525													
Heat Fuel: 2	- Gas			Grade Factor: 1.10													
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 597582													
% Com Wall:	% Sprinkled:			Depreciation: 27489													
				Depreciated Total: 570094													
<b>MOBILE HOME</b>				Make:				Serial #:				Year:		Color:			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 110.0-0002-0014.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																